

**SUBDIVISION REVIEW SHEET
ENVIRONMENTAL VARIANCE REQUEST ONLY**

CASE NO.: C8-2019-0080.1B.SH

Z.AP. DATE: 01/05/2021

SUBDIVISION NAME: Persimmons Construction Plans

AREA: 2.12 acres

LOT(S): Right-of-Way

OWNER/APPLICANT:

Dario Octaviano
City of Austin Public Works
(512) 974-7607

AGENT:

June Routh
Dunaway Associates
(512) 399-5366

ADDRESS OF SUBDIVISION: 7051 Meadow Lake Blvd., Austin, TX 78744

WATERSHED: Onion Creek

COUNTY: Travis

EXISTING ZONING: SF-6

JURISDICTION: Full-purpose

NEIGHBORHOOD PLAN: N/A

PROPOSED LAND USE: Public right-of-way

VARIANCES: To cut more than four feet in depth within 100 feet of a classified waterway (LDC 25-8-341)

DEPARTMENT COMMENTS: Recommend, see Environmental Officer memo (page 2)

STAFF RECOMMENDATION: Having redesigned the project to include a stream restoration project in the area of the requested variance, staff now recommends approval of the requested variance with the condition the applicant complete the stream restoration project as designed in accordance with WPD and DSD coordination (see pages 15-21 of the variance packet).


CASE MANAGER: Danielle Guevara
Email address: Danielle.Guevara@austintexas.gov

PHONE: (512) 974-3011



MEMORANDUM

TO: Chair Kiolbassa and Members,
Austin Zoning and Platting Commission

FROM: Christopher Herrington, P.E., Environmental Officer
Watershed Protection Department 

DATE: December 17, 2020

SUBJECT: **Revised staff recommendation for the Persimmon Construction Plan environmental variance request, C8-2019-0008.1B.SH**

The purpose of this memo is to provide a revised staff recommendation on the request to vary cut requirements, City Code 25-8-341 (*Cut Requirements*), for the Persimmons Construction Plan project, case C8-2019-0080.1B.SH. Based on changes proposed by the applicant to now include additional stream restoration, staff now recommends the variance, having determined that the required findings of fact have been met.

The applicant originally sought to extend Meadow Lake Blvd across a waterway, involving cut more than 4 feet within 100 feet of a classified waterway. Staff previously recommended denial of the variance, having determined that the required findings of fact per City Code 25-8-41 (*Land Use Commission Variances*) had not been met. More specifically, the original variance request was a design decision made by the applicant that did not achieve greater overall environmental protection. The variance request was considered by the Environmental Commission on May 20, 2020, and they recommended denial of the variance request.

Since consideration by the Environmental Commission, the applicant (Public Works Department) has collaborated with the Watershed Protection and Development Services departments to now incorporate a stream restoration project as part of the extension of Meadow Lake Blvd. The stream restoration will enhance the existing conditions of the stream with bank stabilization and planting of vegetation, addressing existing erosion concerns that currently threaten private property and are degrading the stream.

Staff now finds that the variance request meets the required findings by providing greater overall environmental protection, and recommends approval of the variance by the Zoning and Platting Commission. I wish to thank the Public Works and Watershed Protection departments for their cooperation, and note that Jonathan Garner of the Development Services Department is deserving of special recognition for identifying and facilitating this collaboration opportunity. If you have any questions, please contact Jonathan Garner at 512-974-1665 or jonathan.garner@austintexas.gov or Chris Herrington at 512-773-2442 or chris.herrington@austintexas.gov.



ENVIRONMENTAL COMMISSION MOTION 20200520-006b

Date: May 20, 2020

Subject: Persimmons Construction Plans, C8-2019-0080.1B.SH

Motion by: Kevin Ramberg

Seconded by: Linda Guerrero

RATIONALE:

WHEREAS, the Environmental Commission recognizes the applicant is requesting a variance from LDC 25-8-341 to allow cut in excess of four feet within 100 feet of a classified waterway.

WHEREAS, the Environmental Commission recognizes that staff does not recommend the variance having determined the findings of fact have not been met.

THEREFORE, the Environmental Commission recommends denial of the requested variance from LDC 25-8-341 to allow cut in excess of 4 feet within 100 feet of a classified waterway.

VOTE 9-1

For: Smith, Thompson, Neely, Coyne, Maceo, Ramberg, Guerrero, Gordon, and Bedford

Against: Creel

Abstain: None

Recuse: None

Absent: Nill

Approved By:

A handwritten signature in black ink that reads "Linda H. Guerrero". The signature is written in a cursive style with a horizontal line extending to the right.

Linda Guerrero, Environmental Commission Chair

Application Form
Variance to LDC 25-8-341



ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	June Routh on behalf of the City of Austin Public Works Dept (owner of ROW)
Street Address	5707 Southwest Parkway, Ste 250, Bldg 2
City State ZIP Code	Austin Texas 78735
Work Phone	512-399-5366
E-Mail Address	JRouth@DunawayAssociates.com

Variance Case Information

Case Name	Meadow Lake Blvd Street Extension – CIP # 6319.014
Case Number	C8-2019-0080.1B.SH
Address or Location	Meadow Lake Blvd – Between Misty Slope and Quicksilver Blvd
Environmental Reviewer Name	Jonathan Garner
Environmental Resource Management Reviewer Name	
Applicable Ordinance	LDC 25-8-42(D)(4)
Watershed Name	Onion Creek
Watershed Classification	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Water Supply Suburban <input type="checkbox"/> Water Supply Rural <input type="checkbox"/> Barton Springs Zone

March 9, 2020

Edwards Aquifer Recharge Zone	<input type="checkbox"/> Barton Springs Segment <input type="checkbox"/> Northern Edwards Segment <input checked="" type="checkbox"/> Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Distance to Nearest Classified Waterway	Cut is directly in channel
Water and Wastewater service to be provided by	AWU – project is a roadway construction including an irrigation meter for landscape but no domestic service.
Request	The variance request is as follows (Cite code references: Cut in excess of 4 ft but less than 8 ft within 100 ft of a classified waterway. LDC 25-8-42(D)(4).

Impervious cover	Existing	Proposed
square footage:	_____	_____
acreage:	_____	_____
percentage:	_____	_____
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	The 362 sq ft area of cut in excess of 4 ft is within a manmade channel that drains an upstream detention pond. The cut is necessary to install three 9 ft x 4 ft box culverts with headwalls/wingwalls in the channel to allow paving of the Meadow Lake Blvd roadway across the channel. There are no trees with a diameter of 8" or larger in the area of proposed cut. There are no heritage trees with the LOC of the project.	

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	The 362 sq ft area of cut in excess of 4 ft is necessary for installation of drainage culverts for the Meadow Lake Blvd Road extension project. A cut and fill exhibit is attached.
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FINDINGS OF FACT

As required in LDC Section 25-8-41, in order to grant a variance, the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project: Meadow Lake Blvd Street Extension – CIP # 6319.014

Ordinance: LDC 25-8-42(D)(4) – Cut in excess of 4 ft within 100 ft of a classified waterway.

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

Yes / No City of Austin regulations require that for road crossing required for connectivity that a culvert be placed at the ditch crossing which meets the City's Drainage Criteria. A minimum amount of grading is commonly required and allowed for such culvert application, which often exceeds 4 ft of cut or fill.

2. The variance:
 - a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

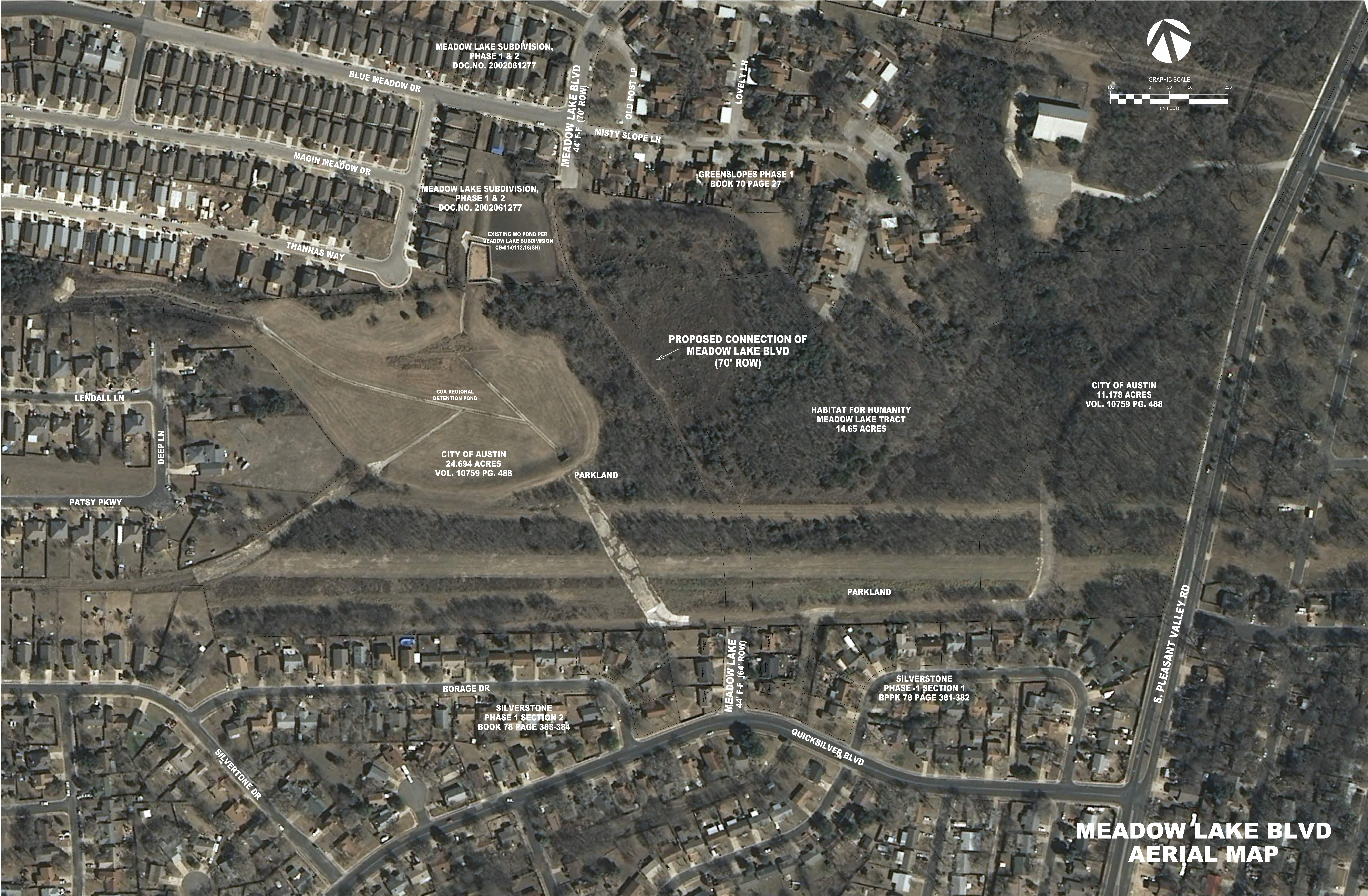
Yes / No The location of the roadway is dictated by the existing roadway to which the proposed roadway must be connected.

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;
- Yes** / No The proposed grading results in a small area exceeding the cut limit and in a minimum departure from the code requirement.
- c) Does not create a significant probability of harmful environmental consequences.
- Yes** / No The cut area is located at the channel transition for the culvert and would not result in additional site disturbance. Revegetation would be provided for all disturbed areas.
3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.
- Yes** / No The minimal additional cut will facilitate the culvert without affecting water quality.

B. Not Applicable

**Variance approval requires all above affirmative findings.

Applicant Exhibits
Variance to LDC 25-8-341



**MEADOW LAKE BLVD
AERIAL MAP**



**MEADOW LAKE BLVD
CONTEXT MAP**

Existing Hydrologic Summary									
Basin ID	Area	Impervious	CN	T _{OC}	Q ²	Q ¹⁰	Q ²⁵	Q ¹⁰⁰	
	ac	%		min	ft ³ /s	ft ³ /s	ft ³ /s	ft ³ /s	
R1	1.75	0	80.0	5	4.1	10.3	13.4	16.1	
R2	0.37	0	80.0	10	0.7	1.8	2.4	3.3	
OS1	3.16	0	77.0	17	4.2	12.0	16.1	22.9	
OS2	0.46	0	77.0	29	0.5	1.4	1.8	2.7	
Total Q (Existing R1+R2)					4.7	11.8	15.4	21.0	

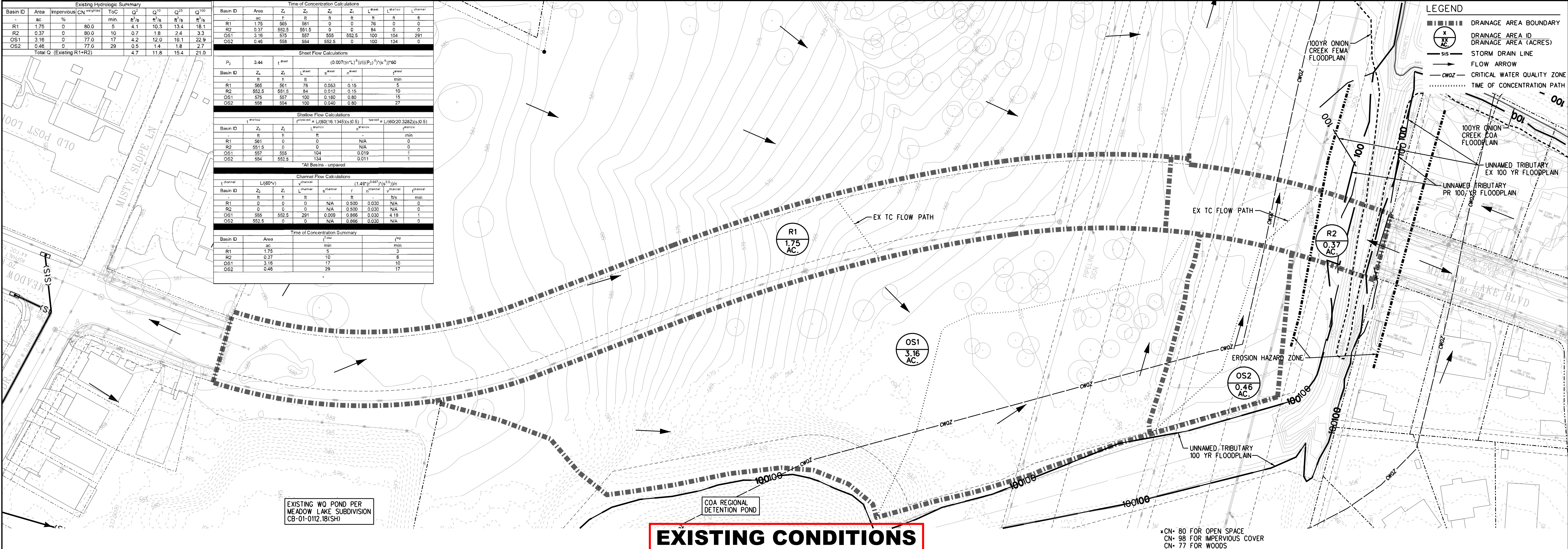
Time of Concentration Calculations									
Basin ID	Area	Z ₁	Z ₂	Z ₃	Z ₄	L ₁	L ₂	L ₃	L ₄
	ac	ft	ft	ft	ft	ft	ft	ft	ft
R1	1.75	565	561	0	0	76	0	0	0
R2	0.37	552.5	551.5	0	0	84	0	0	0
OS1	3.16	575	567	555	552.5	100	104	104	291
OS2	0.46	558	554	554	552.5	0	100	104	0

Sheet Flow Calculations									
P ₂	3.44	t _{sheet}	(0.007(P ₂ L ₁) ^{1.49})/((P ₂) ^{1.49} (S ₁) ^{0.5})						
Basin ID	Z ₁	Z ₂	L ₁	t _{sheet}	t _{sheet}	t _{sheet}	t _{sheet}	t _{sheet}	t _{sheet}
	ft	ft	ft	min	min	min	min	min	min
R1	565	561	76	0.053	0.15	5	5	5	5
R2	552.5	551.5	84	0.012	0.15	10	10	10	10
OS1	575	567	100	0.180	0.80	19	19	19	19
OS2	558	554	100	0.040	0.90	27	27	27	27

Channel Flow Calculations									
Basin ID	Z ₁	Z ₂	L ₁	t _{channel}	t _{channel}	t _{channel}	t _{channel}	t _{channel}	t _{channel}
	ft	ft	ft	min	min	min	min	min	min
R1	561	0	0	0	N/A	N/A	N/A	N/A	N/A
R2	551.5	0	0	0	N/A	N/A	N/A	N/A	N/A
OS1	567	555	104	0.019	1	1	1	1	1
OS2	554	552.5	134	0.011	1	1	1	1	1

Channel Flow Calculations									
Basin ID	Z ₁	Z ₂	L ₁	t _{channel}	t _{channel}	t _{channel}	t _{channel}	t _{channel}	t _{channel}
	ft	ft	ft	min	min	min	min	min	min
R1	0	0	0	0	N/A	0.500	0.030	N/A	0
R2	0	0	0	0	N/A	0.500	0.030	N/A	0
OS1	555	552.5	291	0.009	0.895	0.030	4.18	1	1
OS2	554	552.5	0	0	N/A	0.895	0.030	N/A	0

Time of Concentration Summary									
Basin ID	Area	t _{sheet}	t _{channel}	t _{total}	t _{total}	t _{total}	t _{total}	t _{total}	t _{total}
	ac	min	min	min	min	min	min	min	min
R1	1.75	5	3	8	8	8	8	8	8
R2	0.37	10	3	13	13	13	13	13	13
OS1	3.16	19	1	20	20	20	20	20	20
OS2	0.46	27	1	28	28	28	28	28	28



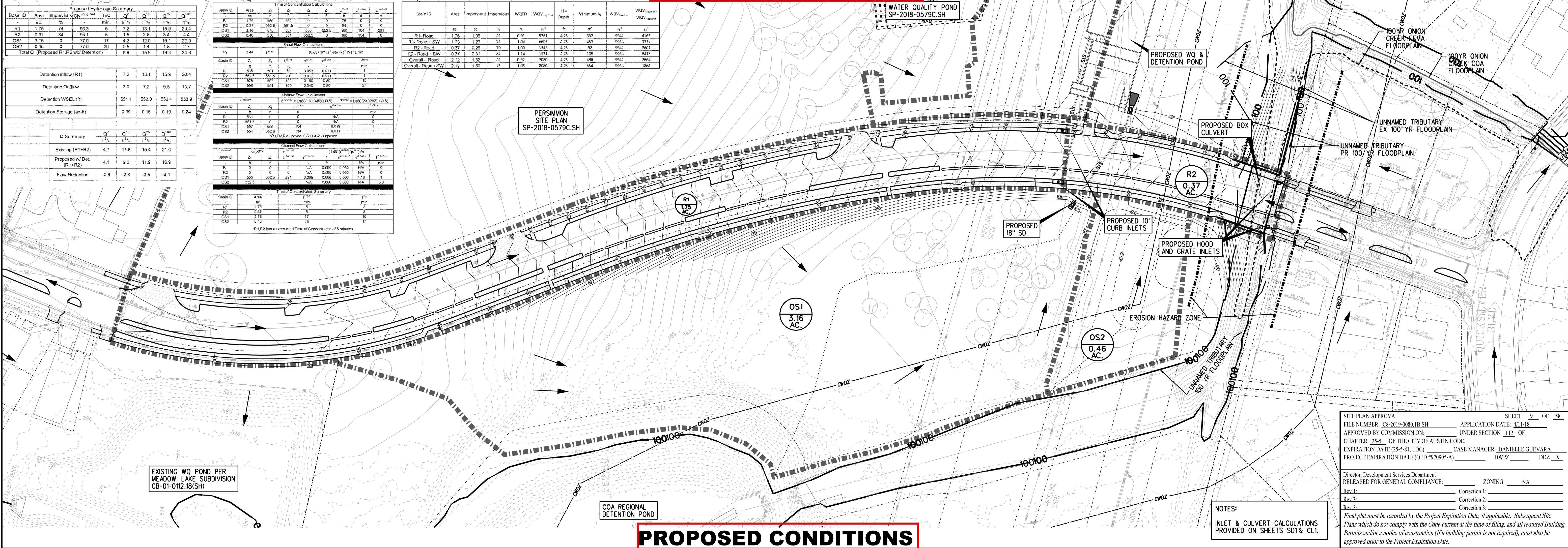
Proposed Hydrologic Summary									
Basin ID	Area	Impervious	CN	T _{OC}	Q ²	Q ¹⁰	Q ²⁵	Q ¹⁰⁰	
	ac	%		min	ft ³ /s	ft ³ /s	ft ³ /s	ft ³ /s	
R1	1.75	74	53.3	5	7.2	13.1	15.9	20.4	
R2	0.37	84	55.1	5	1.5	2.6	3.4	4.4	
OS1	3.16	0	77.0	17	4.2	12.0	16.1	22.9	
OS2	0.46	0	77.0	29	0.5	1.4	1.8	2.7	
Total Q (Proposed R1,R2 w/ Detention)					8.8	15.9	19.1	24.8	

Time of Concentration Calculations									
P ₂	3.44	t _{sheet}	(0.007(P ₂ L ₁) ^{1.49})/((P ₂) ^{1.49} (S ₁) ^{0.5})						
Basin ID	Z ₁	Z ₂	L ₁	t _{sheet}	t _{sheet}	t _{sheet}	t _{sheet}	t _{sheet}	t _{sheet}
	ft	ft	ft	min	min	min	min	min	min
R1	565	561	76	0.053	0.15	5	5	5	5
R2	552.5	551.5	84	0.012	0.15	10	10	10	10
OS1	575	567	100	0.180	0.80	19	19	19	19
OS2	558	554	100	0.040	0.90	27	27	27	27

Channel Flow Calculations									
Basin ID	Z ₁	Z ₂	L ₁	t _{channel}	t _{channel}	t _{channel}	t _{channel}	t _{channel}	t _{channel}
	ft	ft	ft	min	min	min	min	min	min
R1	561	0	0	0	N/A	N/A	N/A	N/A	N/A
R2	551.5	0	0	0	N/A	N/A	N/A	N/A	N/A
OS1	567	555	104	0.019	1	1	1	1	1
OS2	554	552.5	134	0.011	1	1	1	1	1

Channel Flow Calculations									
Basin ID	Z ₁	Z ₂	L ₁	t _{channel}	t _{channel}	t _{channel}	t _{channel}	t _{channel}	t _{channel}
	ft	ft	ft	min	min	min	min	min	min
R1	0	0	0	0	N/A	0.500	0.030	N/A	0
R2	0	0	0	0	N/A	0.500	0.030	N/A	0
OS1	555	552.5	291	0.009	0.895	0.030	4.18	1	1
OS2	554	552.5	0	0	N/A	0.895	0.030	N/A	0

Time of Concentration Summary									
Basin ID	Area	t _{sheet}	t _{channel}	t _{total}	t _{total}	t _{total}	t _{total}	t _{total}	t _{total}
	ac	min	min	min	min	min	min	min	min
R1	1.75	5	3	8	8	8	8	8	8
R2	0.37	10	3	13	13	13	13	13	13
OS1	3.16	19	1	20	20	20	20	20	20
OS2	0.46	27	1	28	28	28	28	28	28



REVISION DESCRIPTION

DATE

BY

REV. NO.

SCALE:

1"= 50'

DUNAWAY LLC

Texas Firm No. F-1114
TPLS Firm No. 10065900
5707 Southwest Parkway
Building 2, Suite 250
Austin, TX 78735
Phone: 512-306-8252

MEADOW LAKE BLVD STREET EXTENSION
CIP# 6319.014

EXISTING & PROPOSED
DRAINAGE AREA MAPS

STATE OF TEXAS
JUNE ROUTH
64918
LICENSED PROFESSIONAL ENGINEER

June Routh
4/22/2020

0 1/2 1
IF THIS BAR DOES NOT
MEASURE 1" THEN DRAWING
IS NOT TO SCALE

DRG1

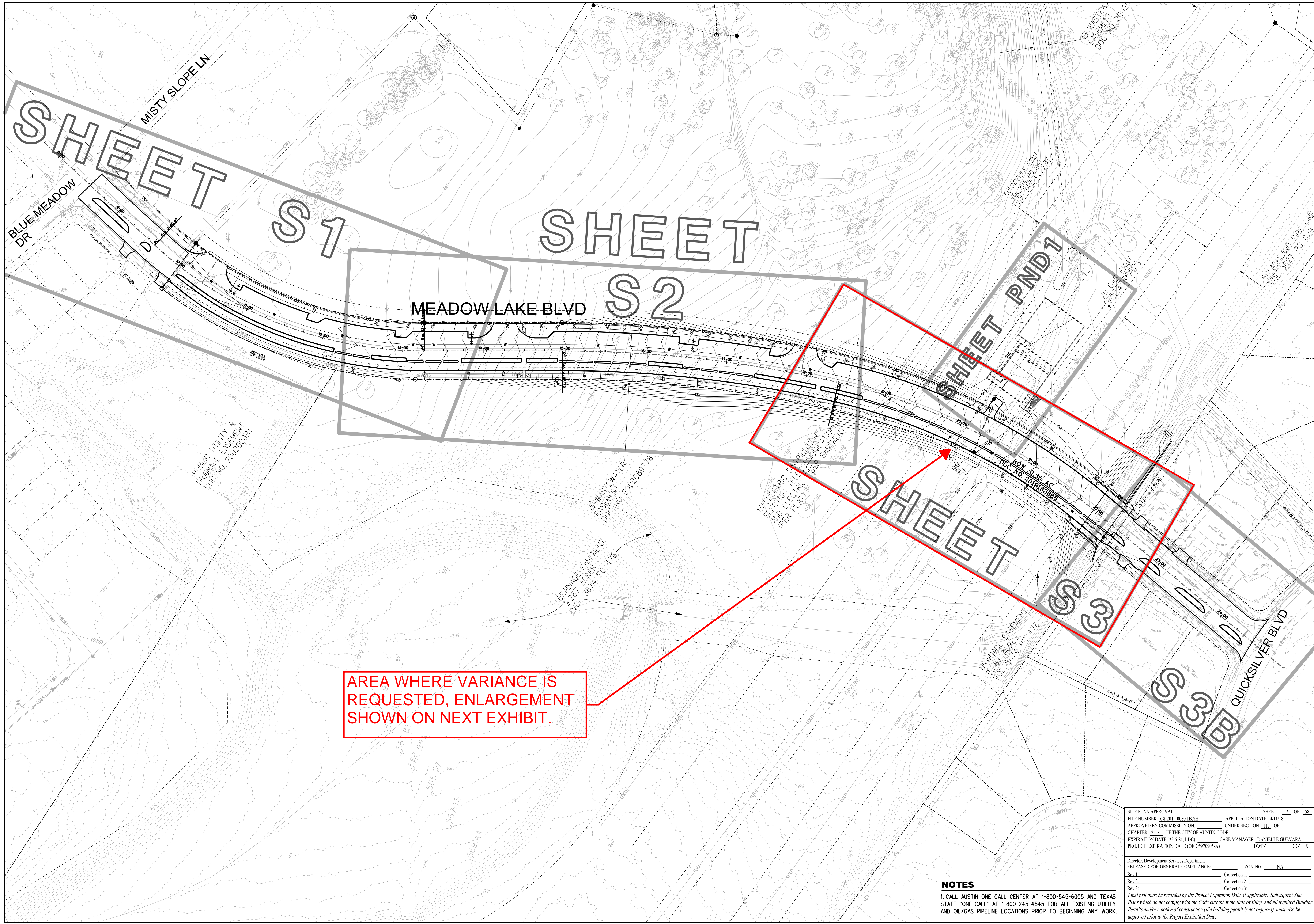
UDG JOB NO. 17-935

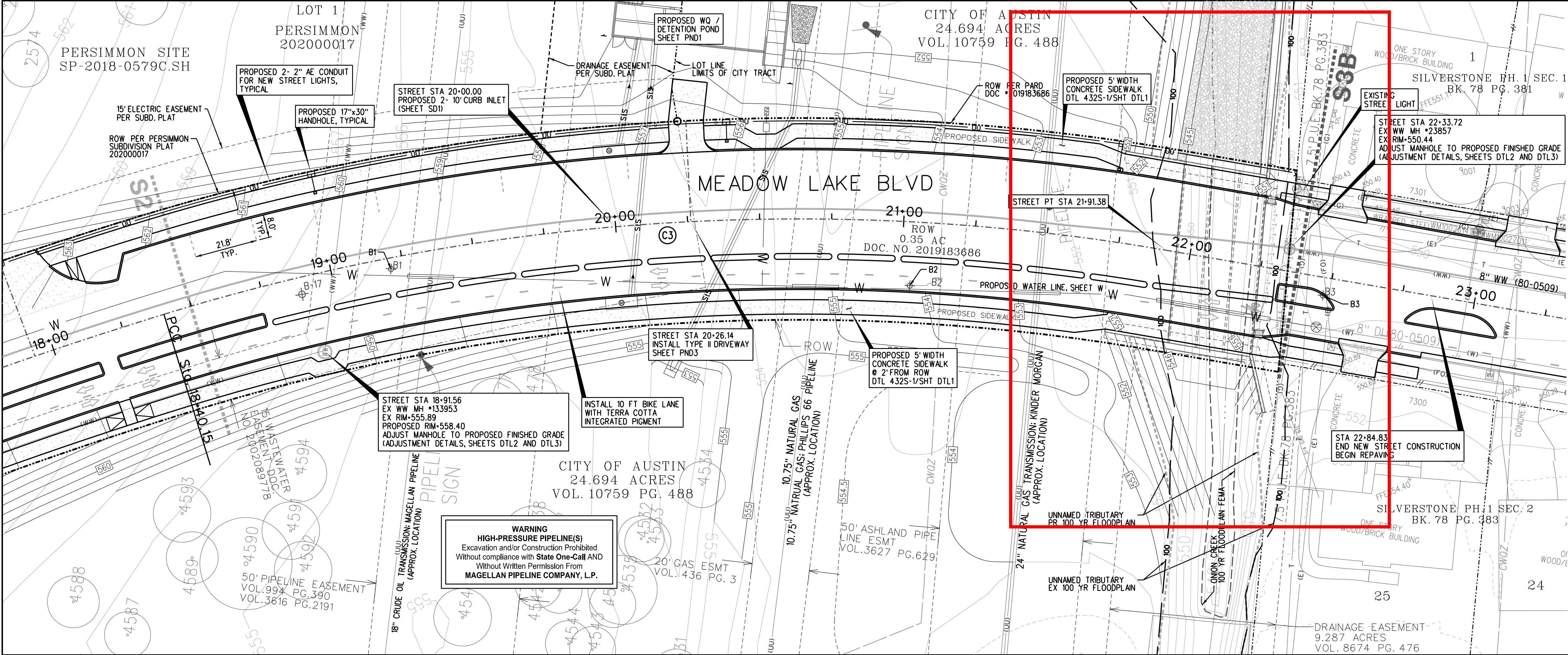
C8-2019-0080.1B.SH

SHEET NUMBER 9 OF 58

SITE PLAN APPROVAL
FILE NUMBER: C8-2019-0080.1B.SH APPLICATION DATE: 4/11/18
APPROVED BY COMMISSION ON: UNDER SECTION 112 OF
CHAPTER 255 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) CASE MANAGER: DANIELLE GUEVARA
PROJECT EXPIRATION DATE (OED #970905-A) DWZ DDZ X

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: ZONING: NA
Rev. 1: Correction 1:
Rev. 2: Correction 2:
Rev. 3: Correction 3:
Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site
Plans which do not comply with the Code current at the time of filing, and all required Building
Permits and/or a notice of construction (if a building permit is not required), must also be
approved prior to the Project Expiration Date.

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LEGEND

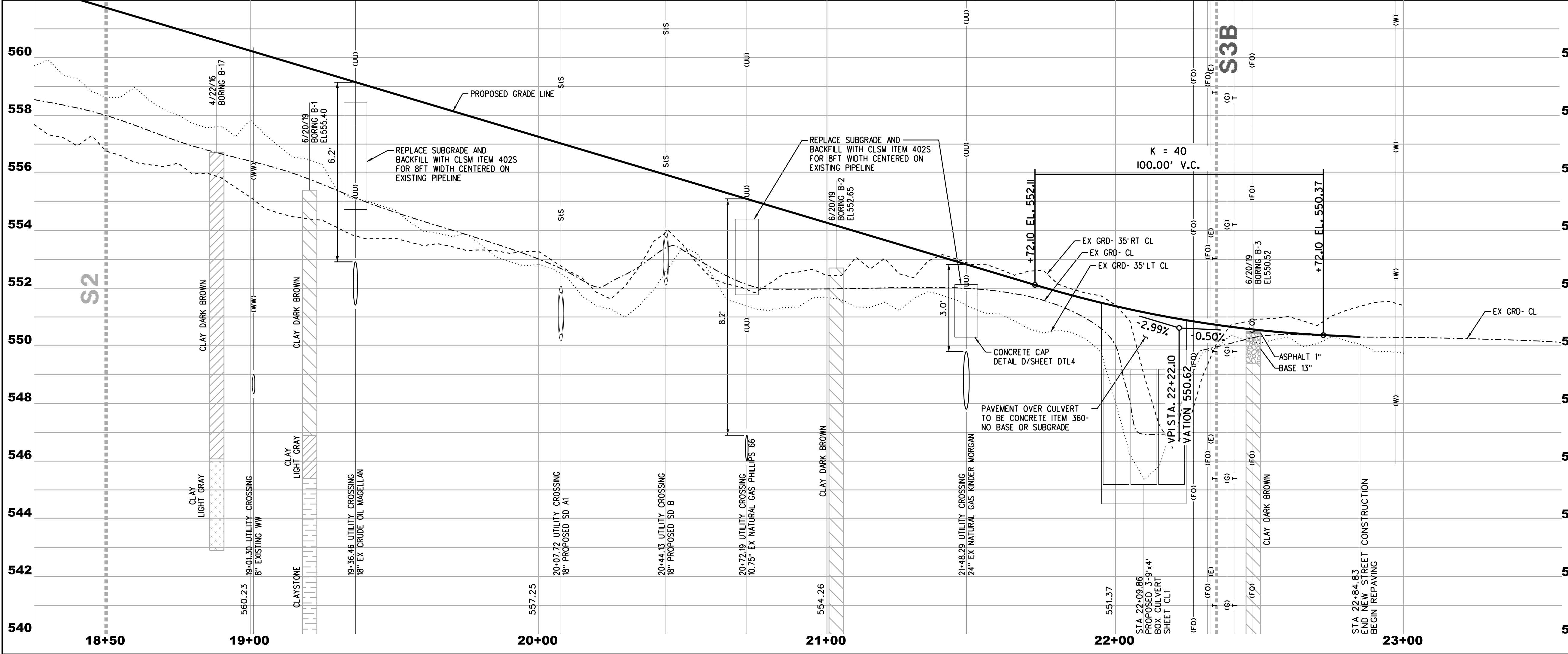
- BOUNDARY / ROW
- WATER LINE - EXISTING
- WATER LINE - PROPOSED
- WATER METER
- WATER VALVE
- WATER INTERSECTION MAP NO.
- FIRE HYDRANT
- WASTEWATER LINE - EXISTING
- WASTEWATER LINE - PROPOSED
- WASTEWATER MANHOLE
- STORM SEWER - EXISTING
- STORM SEWER - PROPOSED
- STORM SEWER MANHOLE
- UTILITY POLE
- STREET LIGHT
- OVERHEAD UTILITY
- UNDERGROUND UTILITY
- ELECTRIC MANHOLE
- GAS LINE
- PAVEMENT REPAIR
- GEOTECH BOREHOLE BORES PER REPORT BY M/LA LABS DATED 4/22/16 & 6/20/19

NOTES

1. CALL AUSTIN ONE CALL CENTER AT 1-800-545-6005 AND TEXAS STATE "ONE-CALL" AT 1-800-245-4545 FOR ALL EXISTING UTILITY AND OIL/GAS PIPELINE LOCATIONS PRIOR TO BEGINNING ANY WORK.
2. CONTRACTOR TO COORDINATE EXISTING UTILITY RELOCATION & ADJUSTMENT TO GRADE WITH APPROPRIATE CITY AND PRIVATE UTILITY PROVIDERS.

STREET CURVE DATA

C3+ R=750.00'
D=26°49'55"
A=351.23'
T=178.90'
C=348.03'
CB=505°38'28"W



SITE PLAN APPROVAL

FILE NUMBER: C8-2019-0080.1B.SH APPLICATION DATE: 4/11/18
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Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: ZONING: NA

Rev. 1: Correction 1:
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Rev. 3: Correction 3:

Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

MEADOW LAKE BLVD STREET EXTENSION
CIP# 6319.014

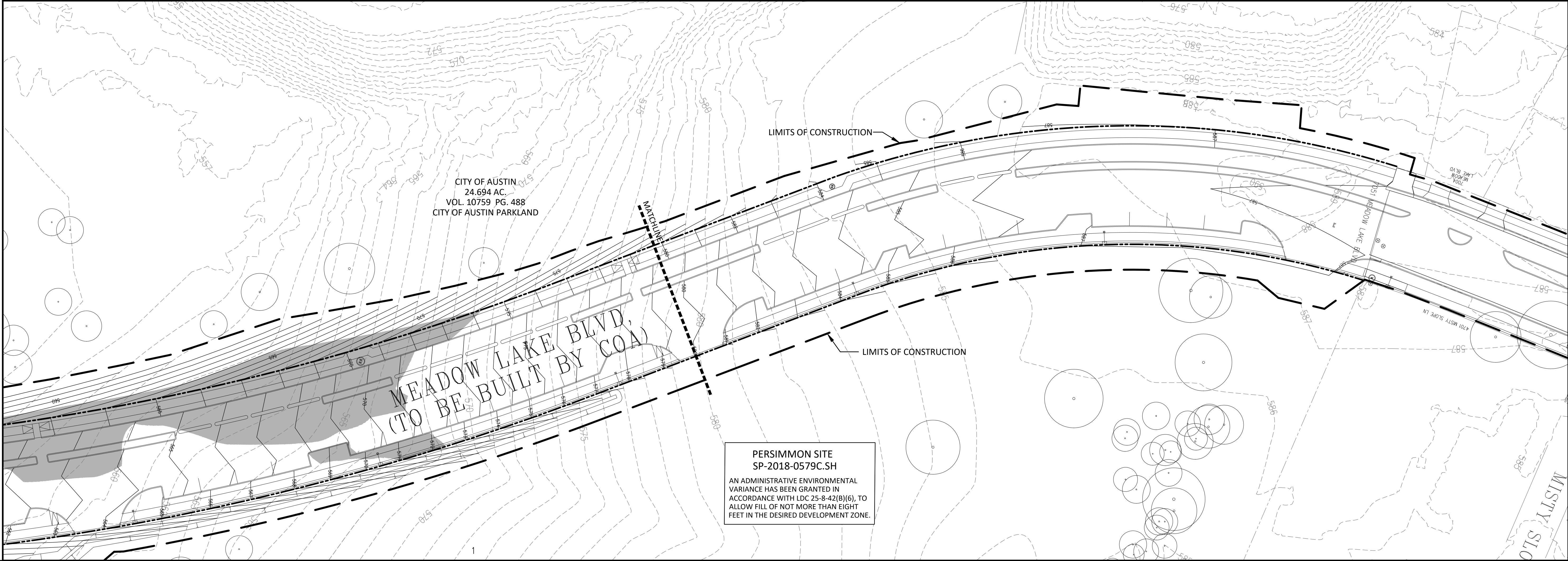
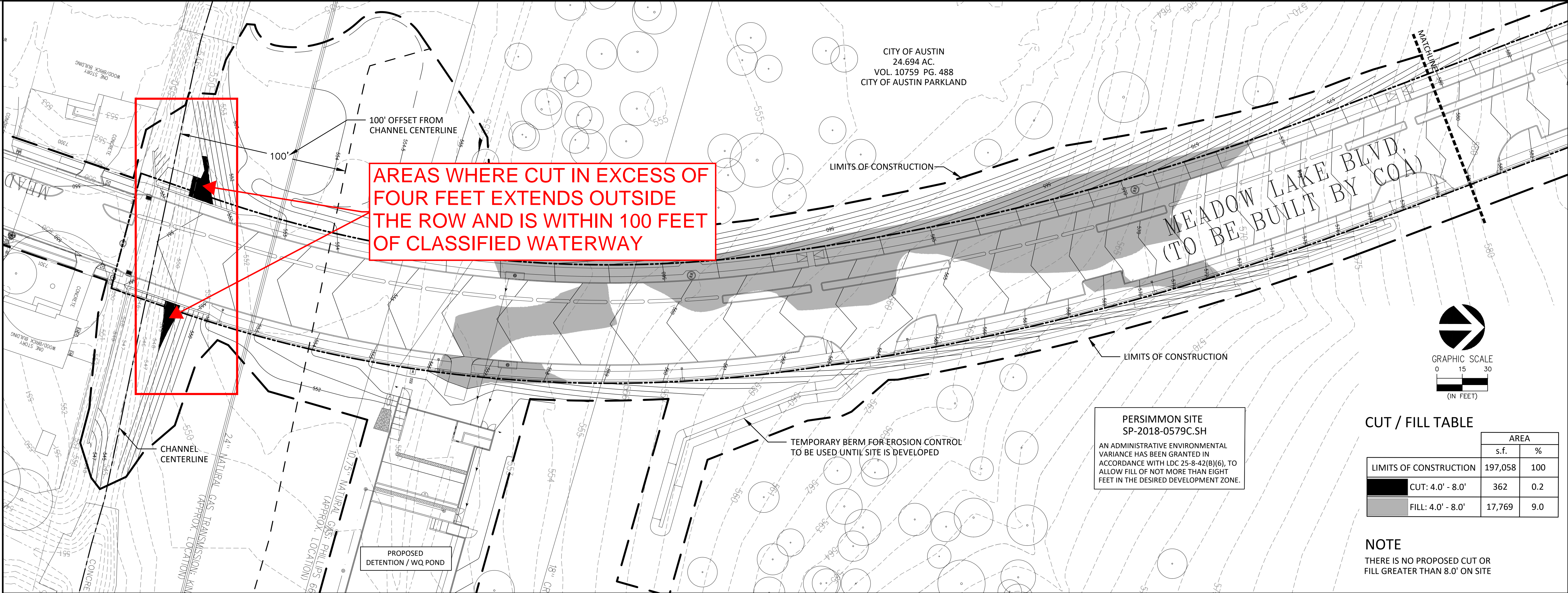
MEADOW LAKE BLVD 18+50 PLAN & PROFILE STA 18+50 TO 22+35

JUNE ROUTH
64918
LICENSED PROFESSIONAL ENGINEER
4/22/2020

UDG JOB NO. 17-935

C8-2019-0080.1B.SH

SHEET NUMBER 15 OF 58



REV. NO.	BY	DATE	REVISION DESCRIPTION

DUNAWAY URS

Texas Firm No. F-1114
TBPLS Firm No. 10065900
5707 Southwest Parkway
Building 2, Suite 250
Austin, TX 78735
Phone: 512-306-8252

MEADOW LAKE BLVD STREET EXTENSION
CIP# 6319.014

CUT & FILL EXHIBIT

STATE OF TEXAS
JUNE ROUTH
64918
LICENSED PROFESSIONAL ENGINEER

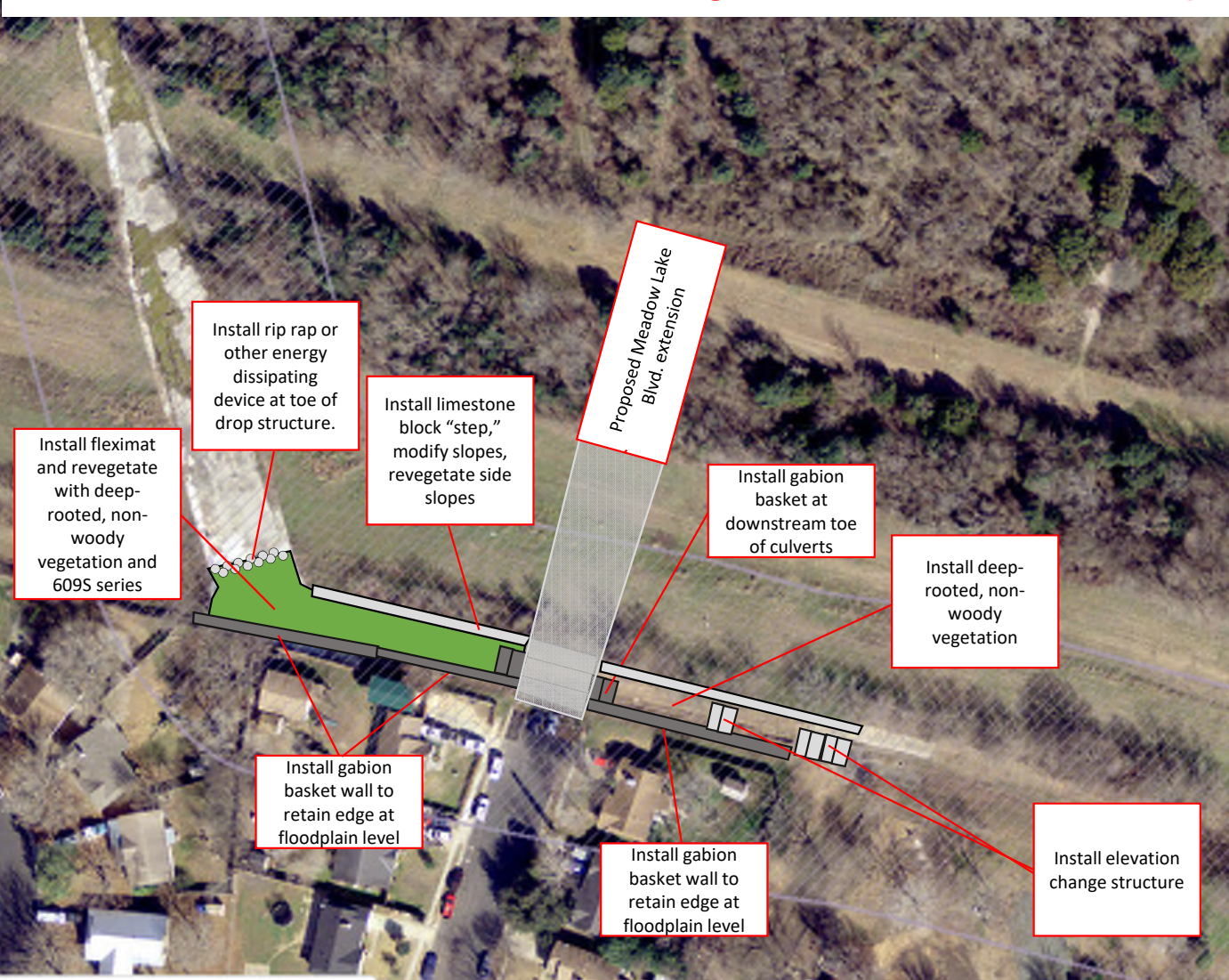
J une Routh
2/18/20

THESE PLANS ARE UNDER REVIEW BY THE C.O.A. AND ARE NOT APPROVED FOR CONSTRUCTION. (THIS NOTE TO BE REMOVED ON FINAL, APPROVED PLANS.)

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IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

UDG JOB NO. 17-935
C8-2019-0080.1B.SH
SHEET NUMBER 1 OF 1

Meadow Lake Blvd. Stream Crossing and Restoration Concept



Project details:

-The proposed roadway extension of Meadow Lake Blvd. threatened to cause further damage and degradation to the classified waterway, furthering endangering the neighboring property owners in an underserved community.

Requirements for compliance:

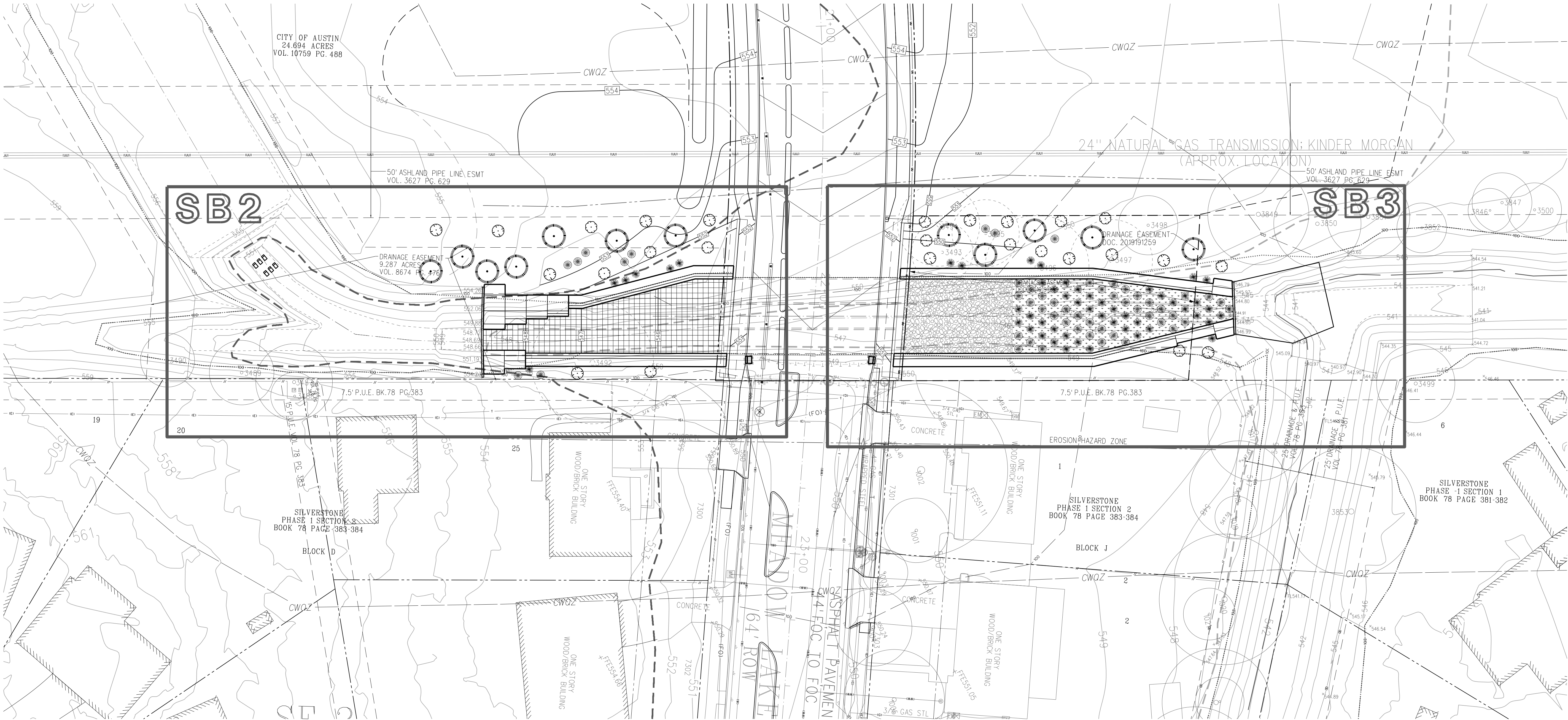
-Install energy dissipation device upstream and downstream to mitigate "rushing water" released from upstream detention pond;

-Stabilize both sides of stream bank to prevent scour and erosion;

-Install new drop structure to repair existing, broken infrastructure;

-Install waterway crossing culverts at a depth that will allow for the 100-year flows to safely pass underneath the roadway without narrowing the channel width, increasing the velocity of flows coming out of the box culverts, and modifying downstream flow patterns; and,

-Revegetate the stream channel with appropriate riparian vegetative stabilization plants and techniques.



SITE PLAN APPROVAL

FILE NUMBER: C8-2019-0080.1B.SH

APPROVED BY COMMISSION ON: UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (25-5-81, LDC) CASE MANAGER: DANIELLE GUEVARA

PROJECT EXPIRATION DATE (OED #970905-A) DWFP DDZ X

SHEET 67 OF 72

APPLICATION DATE: 4/11/18

UNDER SECTION 112 OF

CASE MANAGER: DANIELLE GUEVARA

DWFP DDZ X

Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE: ZONING: NA

Rev.1: Correction 1:

Rev.2: Correction 2:

Rev.3: Correction 3:

Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

REVISION DESCRIPTION

DATE

BY

REV. NO.

DUNAWAY UDC

Texas Firm No. F-1114

TBPLS Firm No. 10065900

5707 Southwest Parkway

Building 2, Suite 250

Austin, TX 78735

Phone: 512-306-8252

MEADOW LAKE BLVD STREET EXTENSION

CIP# 6319.014

STREAM BANK RESTORATION

INDEX MAP

PRELIMINARY

DESIGN DOCUMENT

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JUNE ROUTH, P.E. 64918. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR FINAL PERMIT PURPOSES.

12/14/2020

0 1/2 1

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

SB1

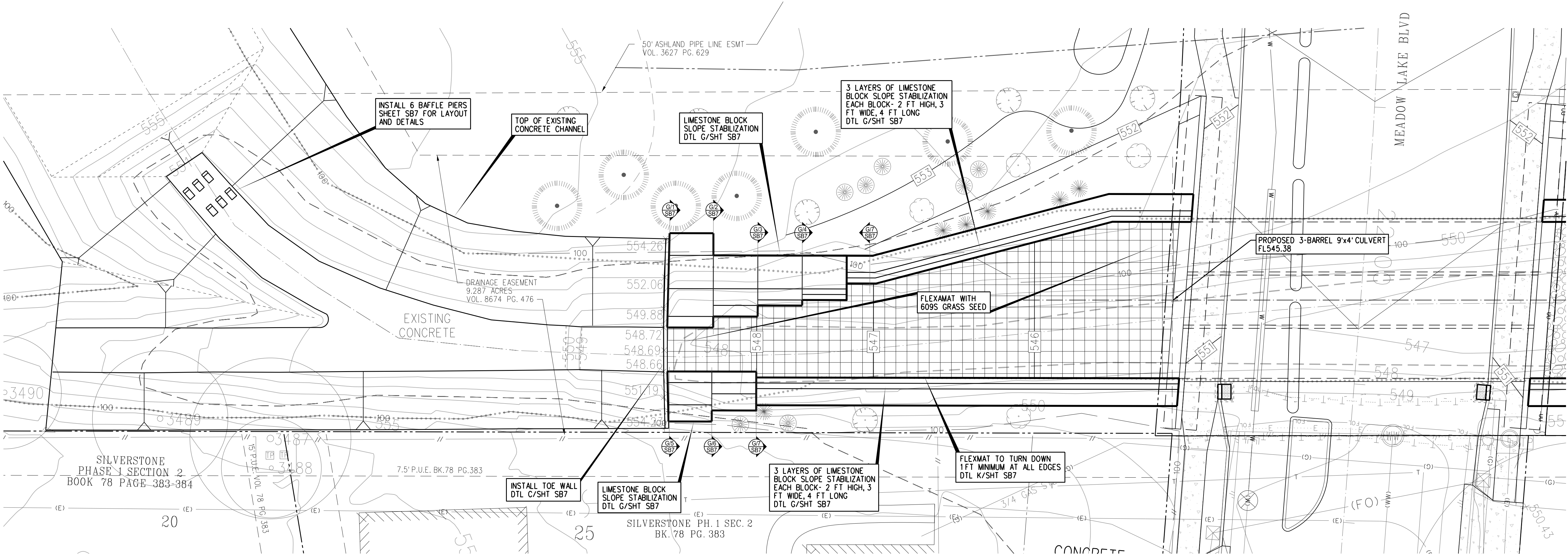
UDG JOB NO. 17-935

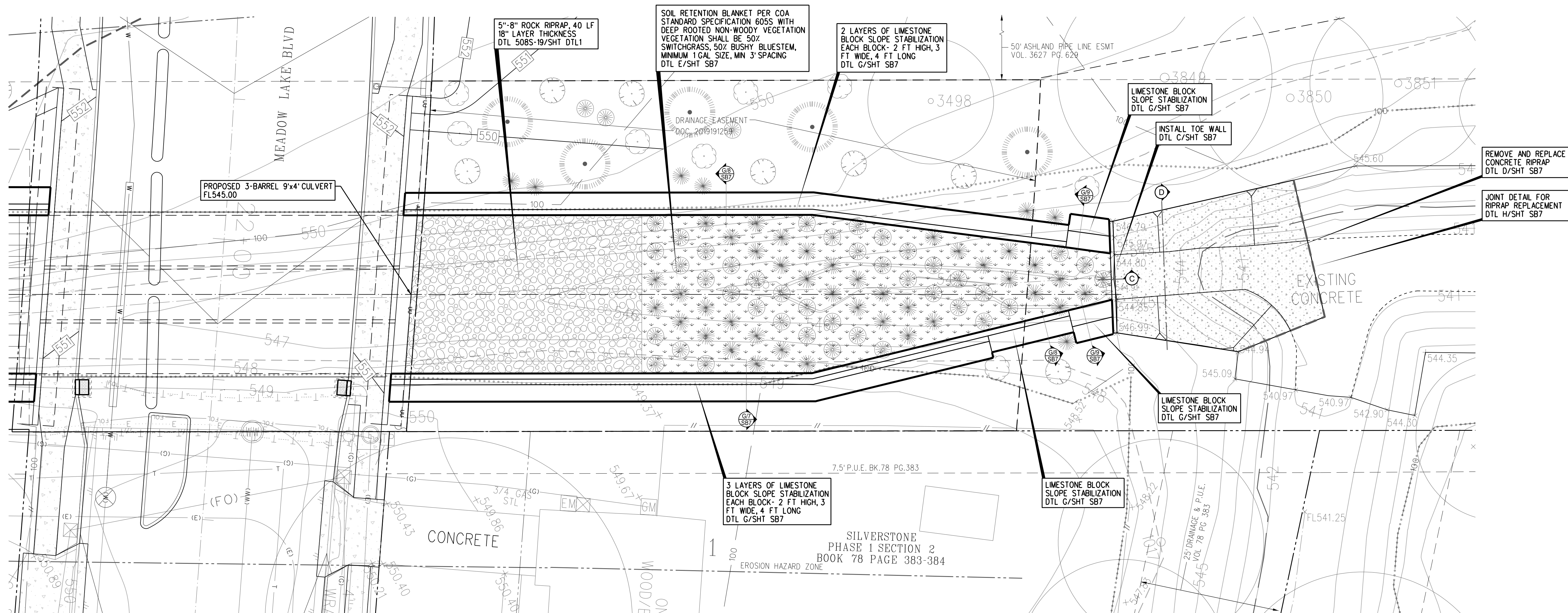
C8-2019-0080.1B.SH

SHEET NUMBER 67 OF 72

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12/14/2020



[illegible]

MEADOW LAKE BLVD STREET EXTENSION
CIP# 6319.014

DOWN STREAM RESTORATION PLAN

0 $\frac{1}{2}$ 1

IF THIS BAR DOES NOT
MEASURE 1" THEN DRAWING
IS NOT TO SCALE

SB3	
UDG JOB NO. 17-935	
C8-2019-0080.1B.SH	
SHEET NUMBER	69 OF 72

SITE PLAN APPROVAL _____		SHEET <u>69</u> OF <u>72</u>
FILE NUMBER: <u>18-2019-00000</u> <u>18</u> <u>BS</u>	APPLICATION DATE: <u>4/11/18</u>	
APPROVED BY COMMISSION ON: _____		UNDER SECTION <u>112</u> <u>OF</u>
CHAPTER <u>25-5</u> <u>OF THE CITY OF AUSTIN CODE</u>		
EXPIRATION DATE (25-5.81, LDC) _____	CASE MANAGER: <u>DANIELLE GUEVARA</u>	
PROJECT EXPIRATION DATE (DEC #979095-A) _____	DWPZ _____	DDZ <u>X</u>

Director, Development Services Department	
RELEASED FOR GENERAL COMPLIANCE: _____	ZONING: <u>NA</u>
Rev. 1: _____	Correction 1: _____
Rev. 2: _____	Correction 2: _____
Rev. 3: _____	Correction 3: _____

Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.



SCALE:
1"= 20' H

LEGEND

- EXISTING TREE
- PROPOSED TREE- 4" SYCAMORE
- PROPOSED TREE- 1.5" CEDAR ELM
- PROPOSED TREE- 1.5" CHINQUAPIN OAK
- PROPOSED - 1 GAL. BUSHY BLUESTEM
- PROPOSED - 1 GAL. SWITCHGRASS

THE SPECIES OF THE TREES LOCATED HEREON WERE DETERMINED BY FIELD SURVEY PERSONNEL AND MAY NOT BE ACCURATE IN EVERY CASE. THE OWNER AND OTHER USERS OF THIS INFORMATION ARE ADVISED TO SECURE THE SERVICES OF A QUALIFIED ARBORIST IF THE IDENTIFICATION OF TREE SPECIES IS CRITICAL.

TREE LIST				
DATE OF TREE SURVEY: 09/23/2020				
TO BE REMOVED	TREE #	(HERITAGE / PROTECTED)	SIZE	SPECIES
	3487		14.5" (M)	HACKBERRY
	3488		9.0"	HACKBERRY
	3489		12.2" (M)	HACKBERRY
	3490		10.2"	HACKBERRY
X	3492		23.1" (M)	CHINABERRY
X	3493		11.6"	GUM BULLY
X	3494		15.5" (M)	HACKBERRY
X	3495		12.9" (M)	HACKBERRY
X	3496	P	19.6" (M)	MESQUITE HONEY
X	3497		15.6" (M)	MESQUITE HONEY
	3498		11.2"	HACKBERRY
	3499		14.8" (M)	TEXAS ASH
	3500		10.2"	HACKBERRY
	3846		8.3" (M)	MESQUITE HONEY
	3847		11.3" (M)	MESQUITE HONEY
	3848		12.1" (M)	MESQUITE HONEY
	3849		19.1" (M)	MESQUITE HONEY
P	3850		16.5" (M)	MESQUITE HONEY
	3851		15.7" (M)	CEDAR ELM
	3852		9.4" (M)	MESQUITE HONEY
	3853	P	24.5"	HACKBERRY

TREE MITIGATION FOR STREAM RESTORATION			
HERITAGE TREES	CALIPER INCHES REMOVED	RATE	CALIPER INCHES
>15" APPENDIX F TREES	19.6"	300%	19.6"
8"-15" APPENDIX F TREES	49.8"	50%	21.9"
>15" NON-APPENDIX F TREES	0.0"	50%	0.0"
8"-15" NON-APPENDIX F TREES	11.6"	25%	2.9"
8" INVASIVE TREES	23.1"	0%	0.0"
TOTAL	98.1"		44.4"

PROPOSED TREE MITIGATION FOR STREAM RESTORATION			
12 - 4" CALIPER SYCAMORE			
TOTAL: 48 INCHES			

PLANT SCHEDULE FOR STREAM RESTORATION			
QTY	COMMON NAME / BOTANICAL NAME	SIZE	CALIPER
TREES			
13	CEDAR ELM	1.5"	
13	ULMUS CRASSIFOLIUS	1.5"	
13	CHINQUAPIN OAK	1.5"	
13	QUERCUS MUEHLENBERGII	1.5"	
PLANT			
13	BUSHY BLUESTEM	1 GAL.	
13	ANDROPOGON GLOMERATUS	1 GAL.	
13	SWITCH GRASS	1 GAL.	
13	PANICUM VIRGATUM	1 GAL.	

- NOTES
- ALL PROPOSED GRASSES SHALL BE MINIMUM 1 GALLON SIZE AND SHALL MAINTAIN A MINIMUM SET OF SEPARATION.
 - ALL 609S GRASS & FORB SEED MIX PROPOSED ON THE CHANNEL BANKS SHALL HAVE THE FOLLOWING SEED MIX APPLICATION RATE: 35 lbs/ac (23.5 lbs/ac GRASS; 11.5 lbs/ac FORB); FORBS AND GRASSES IN THIS SEED MIX SHALL COME FROM TABLE 4 IN CITY OF AUSTIN SPECIFICATION 609S.5
 - TEMPORARY IRRIGATION IN THE FORM OF REGULAR WATER TRUCK APPLICATION IS REQUIRED TO ESTABLISH ALL TREE PLANTS AND GRASSES. TEMPORARY IRRIGATION IS REQUIRED THROUGH PROJECT CLOSEOUT AND FOR 1 FULL YEAR WARRANTY PERIOD AFTER PROJECT ACCEPTANCE. CONTRACTOR TO PROVIDE WATERING SCHEDULE WITH TREE/PLANT SUBMITTALS.
 - CONTRACTOR IS RESPONSIBLE FOR WEEDING TO REMOVE INVASIVE SPECIES DURING FULL 1 YEAR WARRANTY PERIOD.
 - PLANTING AREAS COMPACTED DURING CONSTRUCTION ACTIVITIES SHALL BE DECOMPACTED FOLLOWING COA STANDARD SPECIFICATION 661S.
 - FOR TREE PLANTING DETAILS SEE DETAILS ON SHEET L102

SITE PLAN APPROVAL SHEET 70 OF 72
FILE NUMBER: C8-2019-0080.1B.SH APPLICATION DATE: 4/11/18
APPROVED BY COMMISSION ON: UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) CASE MANAGER: DANIELLE GUEVARA
PROJECT EXPIRATION DATE (OED #970905-A) DWFP DDZ X

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: ZONING: NA

Rev.1: Correction 1:
Rev.2: Correction 2:
Rev.3: Correction 3:

Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

REVISION DESCRIPTION

DATE

BY

REV. NO.

DUNAWAY UDC

Texas Firm No. F-1114
TDBS Firm No. 10065900
5707 Southwest Parkway
Building 2, Suite 250
Austin, TX 78735
Phone: 512-306-8252

MEADOW LAKE BLVD STREET EXTENSION
CIP# 6319.014

PLANTING & REVEGETATION PLAN
FOR STREAM RESTORATION

PRELIMINARY
DESIGN DOCUMENT

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JUNE ROUTH, P.E. 64918. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR FINAL PERMIT PURPOSES.

12/14/2020

0 1/2 1

IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

SB4

UDG JOB NO. 17-935

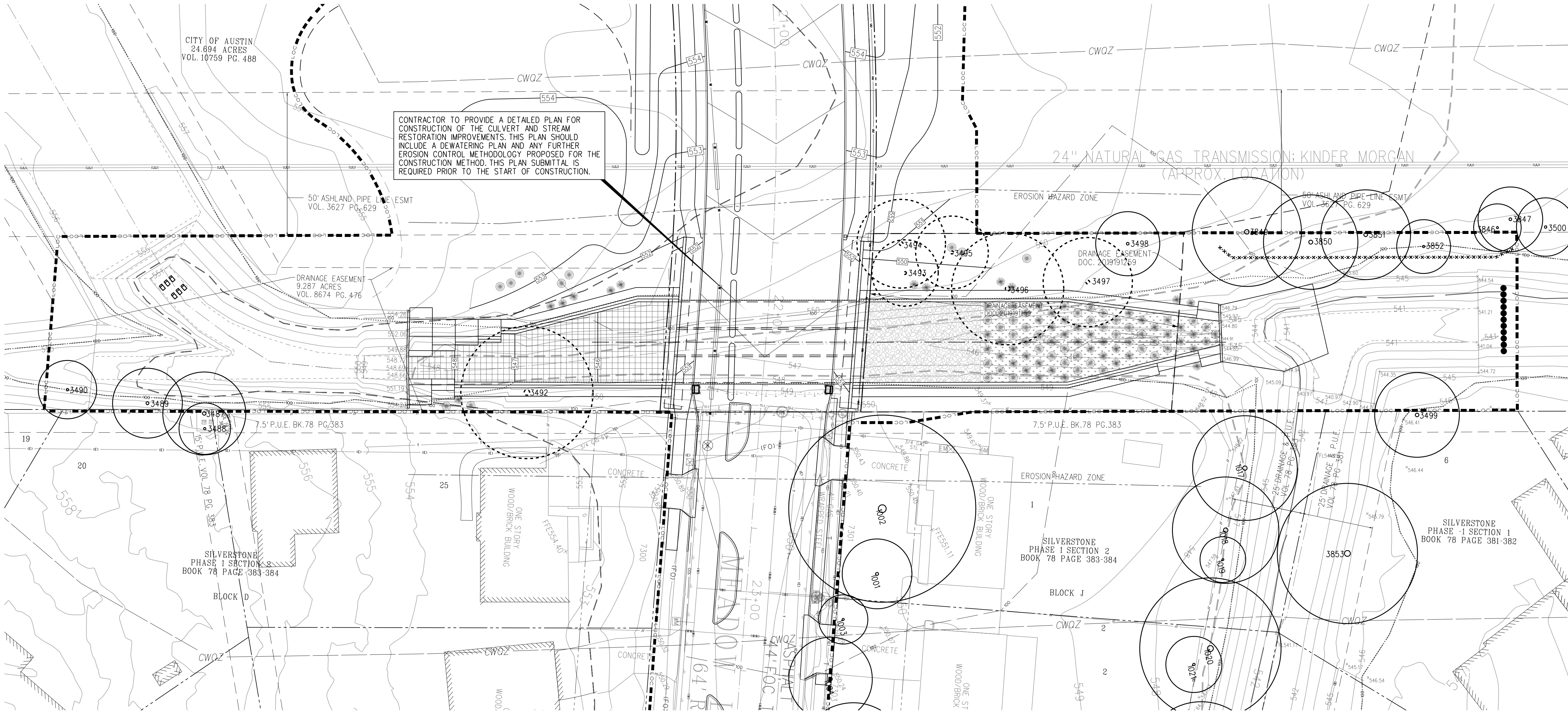
C8-2019-0080.1B.SH

SHEET NUMBER 70 OF 72



LEGEND

- LIMITS OF CONSTRUCTION
- ||||| SILT FENCE
- ~~~~~ MULCH SOCK
- ROCK BERM
- x-x-x-x-x- TREE PROTECTION
- ▲ TRIANGULAR SEDIMENT FILTER DIKE
- ▨ CONSTRUCTION STAGING & STORAGE AREA
- ▨ STABILIZED CONSTRUCTION ENTRANCE
- TREE TO REMAIN
- TREE TO BE REMOVED
- ☒ CONCRETE WASHOUT AREA
- ☒ INLET PROTECTION, TO BE INSTALLED AFTER INLET IS BUILT



THE SPECIES OF THE TREES LOCATED HEREON WERE DETERMINED BY FIELD SURVEY PERSONNEL AND MAY NOT BE ACCURATE IN EVERY CASE. THE OWNER AND OTHER USERS OF THIS INFORMATION ARE ADVISED TO SECURE THE SERVICES OF A QUALIFIED ARBORIST IF THE IDENTIFICATION OF TREE SPECIES IS CRITICAL.

TREE LIST				
DATE OF TREE SURVEY: 09/23/2020				
TO BE REMOVED	TREE # (HERITAGE PROTECTED)	SIZE	SPECIES	INDIVIDUAL TRUNK SIZES
	3487	14.5" (M)	HACKBERRY	11.0" 7.0"
	3488	9.0"	HACKBERRY	9.0"
	3489	12.2" (M)	HACKBERRY	10.1" 4.2"
	3490	10.2"	HACKBERRY	10.2"
X	3492	23.1" (M)	CHINABERRY	10.0" 8.0" 7.0" 4.4" 6.8"
X	3493	11.6"	GUM BULLY	11.6"
X	3494	15.5" (M)	HACKBERRY	8.0" 7.0" 5.0" 3.0"
X	3495	12.7" (M)	HACKBERRY	9.2" 7.0"
X	3496	P 19.6" (M)	MESQUITE HONEY	7.1" 7.0" 6.2" 5.2" 6.6"
X	3497	15.6" (M)	MESQUITE HONEY	4.0" 5.2" 5.0" 6.3" 4.4"
	3498	11.2"	HACKBERRY	11.2"
	3499	14.8" (M)	TEXAS ASH	8.1" 7.3" 6.0"
	3500	10.2"	HACKBERRY	10.2"
	3846	8.3" (M)	MESQUITE HONEY	6.7" 3.1"
	3847	11.3" (M)	MESQUITE HONEY	5.0" 4.2" 3.1" 5.1"
	3848	12.1" (M)	MESQUITE HONEY	8.2" 7.7"
	3849	P 19.1" (M)	MESQUITE HONEY	8.1" 6.0" 6.1" 5.7" 4.2"
	3850	16.5" (M)	MESQUITE HONEY	5.1" 4.4" 3.2" 7.0" 6.2"
	3851	15.7" (M)	CEDAR ELM	8.0" 7.1" 5.2" 3.0"
	3852	9.4" (M)	MESQUITE HONEY	3.0" 2.4" 1.3" 6.0"
	3853	P 24.5"	HACKBERRY	24.5"

TREE MITIGATION FOR STREAM RESTORATION

HERITAGE TREES	CALIPER INCHES		MITIGATION	
	REMOVED	RATE	CALIPER INCHES	
> 19" APPENDIX F TREES	0.0"	300%	0.0"	
8" - 18" APPENDIX F TREES	19.6"	100%	19.6"	
> 19" NON-APPENDIX F TREES	43.8"	50%	21.9"	
8" - 19" NON-APPENDIX F TREES	0.0"	50%	0.0"	
8" - 19" NON-APPENDIX F TREES	11.6"	25%	2.9"	
INVASIVE TREES	23.1"	0%	0.0"	
TOTAL	98.1"	0%	44.4"	

SITE PLAN APPROVAL
FILE NUMBER: C8-2019-0080.1B.SH
APPROVED BY COMMISSION ON: _____ UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-81, LDC) _____ CASE MANAGER: DANIELLE GUEVARA
PROJECT EXPIRATION DATE (OED #97905-A) _____ DWFP _____ DDZ X

Director, Development Services Department
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: NA
Rev. 1: _____ Correction 1: _____
Rev. 2: _____ Correction 2: _____
Rev. 3: _____ Correction 3: _____
Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

SHEET 71 OF 72
APPLICATION DATE: 4/11/18
UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
CASE MANAGER: DANIELLE GUEVARA
DWFP _____ DDZ X

0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

SB5

UDG JOB NO. 17-935

C8-2019-0080.1B.SH

SHEET NUMBER 71 OF 72

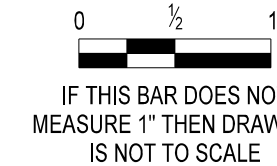
MEADOW LAKE BLVD STREET EXTENSION
CIP# 6319.014

EROSION / SEDIMENTATION CONTROL
& TREE PROTECTION PLAN
STREAM RESTORATION

PRELIMINARY
DESIGN DOCUMENT

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12/14/2020

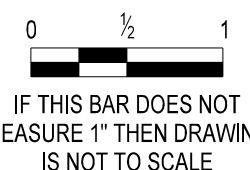
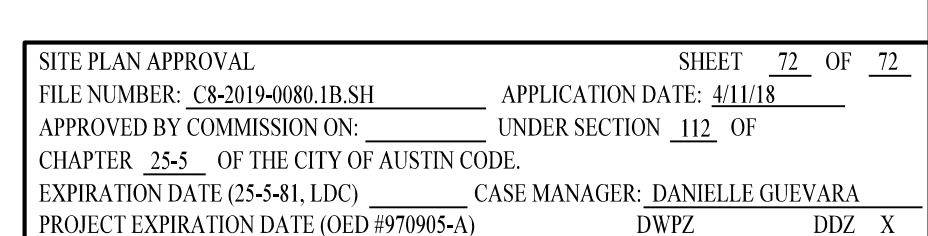


SB5

UDG JOB NO. 17-935

C8-2019-0080.1B.SH

SHEET NUMBER 71 OF 72



SB7

UDG JOB NO. 17-935

C8-2019-0080.1B.SH

SHEET NUMBER	72 OF 72
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